

# OFFERING MEMORANDUM

36 Route 25A + 6 S. Jersey Ave E. Setauket, NY 11733

**FOR SALE**



Commercial



[ellimancommercial.com](http://ellimancommercial.com)



# EXECUTIVE SUMMARY



36 Route 25A + 6 S. Jersey Ave E. Setauket, NY 11733

36 Route 25A Size:	+/- 4,512 SF	Lot Size:	2 Acres
6 S. Jersey Ave Size:	+/- 10,306 SF	Parking:	100 Spaces
Number of Units:	5 (Five)	Zoning:	J2
# of Vacant Units:	1(One)	Vacant Unit Size:	3072 SF
Annual Taxes:	\$92,467.32	Sale Price:	Price on Request

Current Vacant Space at 36 Rte. 25 A can be leased or ideal for investor's own use

## Property Overview

Presenting a rare opportunity to acquire a premier two-property portfolio in the heart of East Setauket, NY. This offering includes 36 Route 25A (+/- 4,512 SF) and 6 South Jersey Avenue (+/- 10,306 SF), strategically positioned on a combined 2-acre parcel with abundant on-site parking for over 100 vehicles.

Located in a high-visibility, high-traffic corridor, this portfolio benefits from strong demographics and robust local demand. The 6 South Jersey Avenue building is currently fully leased, providing immediate income stability. Meanwhile, 36 Route 25A offers a 3,072 SF vacancy—perfect for owner-user occupancy or for securing a new lease to unlock the portfolio’s full income potential.

With low expenses, minimal maintenance and tremendous upside upon full lease-up, this property is a smart addition to any investment portfolio. Whether you're looking to expand your commercial real estate holdings or seeking a user-investor opportunity in a thriving market, this is a listing that checks all the boxes.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

Thomas Kelly

Licensed Real Estate Salesperson  
631.576.5706 Email: thomas.kelly@elliman.com

# COMPLETE HIGHLIGHTS

36 Route 25A + 6 S. Jersey Ave E. Setauket, NY 11733

## Property Highlights

- Total of approximately 14,818 SF across two buildings on a spacious 2-acre parcel
- One building is fully leased, offering immediate income stability
- The second building has a 3,072 SF vacancy, ideal for lease-up or owner occupancy
- Over 100 parking spaces, supporting a variety of tenant uses
- Low taxes and operating expenses enhance cash flow and investment returns



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# AERIAL VIEW OF PORTFOLIO

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# ADDITIONAL PHOTOS

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# RENT ROLL



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Suite	Tenant Name	Size SF	Annual Rent	Lease Start	Lease End
6A	PAWS UNITE PEOPLE	4,220 SF	\$109,464	05/01/2025	04/30/2032
6B	ISLAND SPORTS PHYSICAL THERAPY	2,800 SF	\$81,936	05/01/2025	04/30/2032
6C	CHRISTINE THEA CASTIGLIA-RUBENSTEIN	2,300 SF	\$64,583	04/02/2025	04/01/2030
36 STE 1	VACANT (RENT PROJECTED)	3,072 SF	\$110,592	-	-
36 STE 2	COUNTY OF SUFFOLK	1,500 SF	\$54,000	09/01/2024	08/31/2029
Totals		13,892 SF	\$420,575		

Vacant Unit Rent is projected at \$36 PSF.

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# INCOME & EXPENSES

36 ROUTE 25 A | 36 Route 25A East Setauket, NY 11733-2874

Income Summary	
Gross Income	\$420,575

Expenses Summary	
#36 LANDSCAPING	\$1,200
#36 SECURITY/ALARM SYSTEM	\$1,197
#36 SPRINKLER WINTERIZATION	\$163
#36 GARBAGE AND RECYCLING	\$1,514
#36 REPAIRS AND MAINTENANCE	\$672
#36 LABOR-REPAIRS AND MAINTENANCE	\$344
#36 SNOW REMOVAL	\$2,000
#36 INSURANCE	\$5,261
#36 PROPERTY TAX	\$28,509
#36 ELECTRICITY	\$840
#36 WATER	\$390
#36 BACK FLOW TESTING	\$250
#36 MANAGEMENT FEES	\$2,160
#6 LANDSCAPING	\$1,500

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# INCOME & EXPENSES



36 ROUTE 25 A | 36 Route 25A East Setauket, NY 11733-2874

# 6 SECURITY/ALARM SYSTEM	\$1,197
#6 SPRINKLER WINTERIZATION	\$163
#6 GARBAGE AND RECYCLING	\$1,514
#6 REPAIRS AND MAINTENANCE	\$672
#6 LABOR-REPAIRS AND MAINTENANCE	\$344
#6 SNOW REMOVAL	\$3,000
#6 INSURANCE	\$10,725
#6 PROPERTY TAX	\$63,958
#6 ELECTRICITY	\$3,067
#6 WATER	\$794
#6 GAS	\$4,824
#6 MANAGEMENT FEES	\$10,239
Operating Expenses	\$146,498
Net Operating Income	\$274,077

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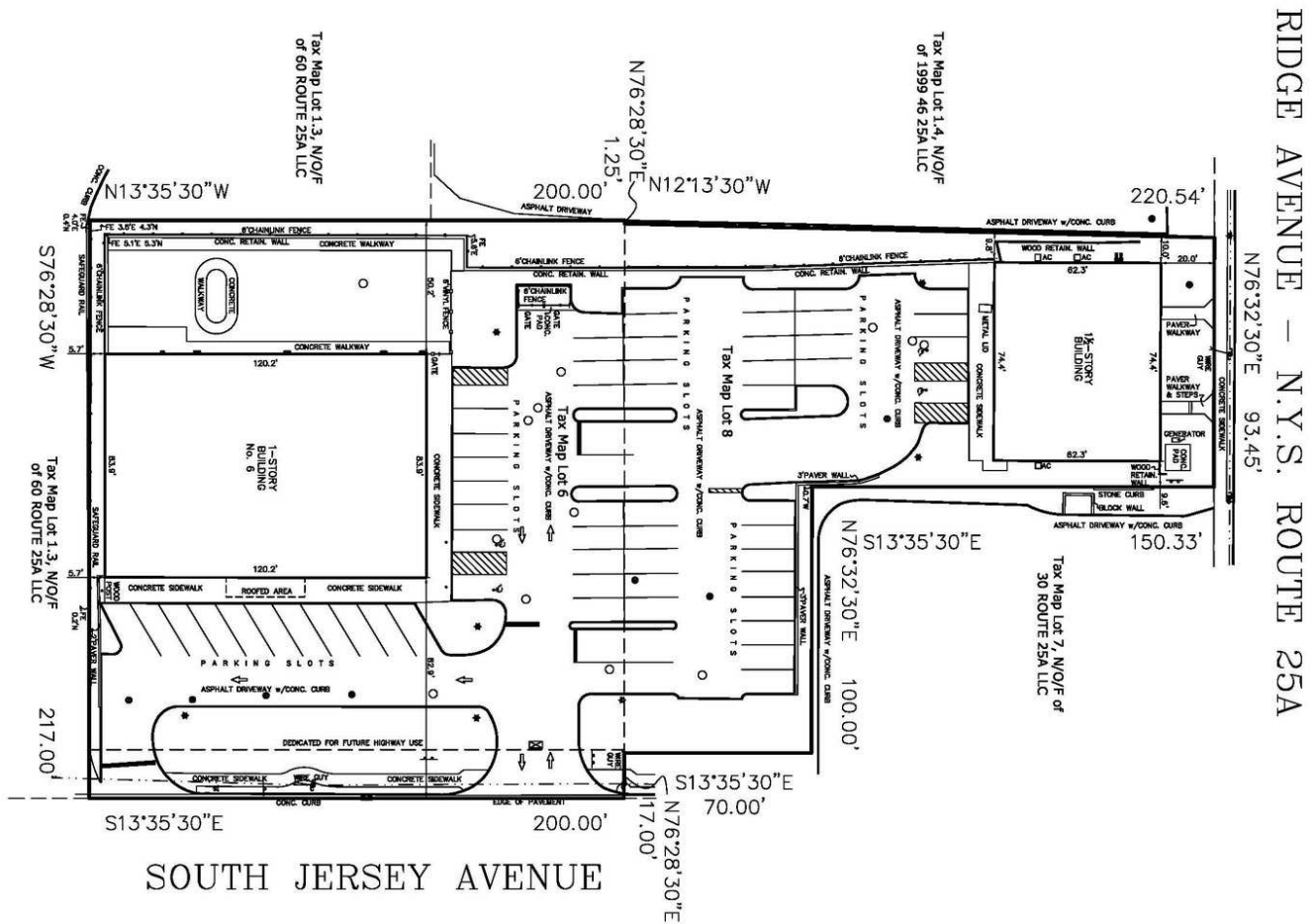


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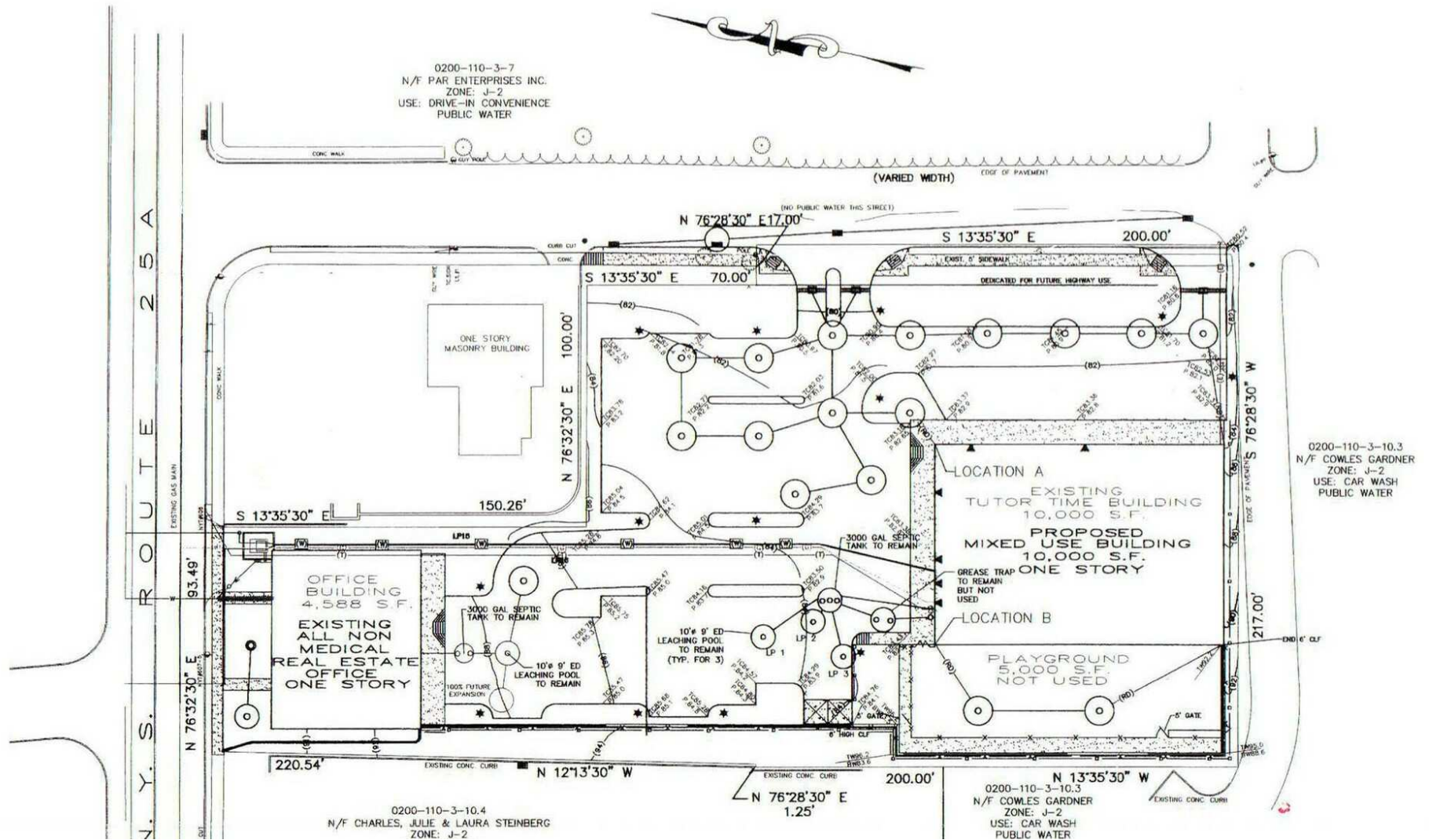


	<b>AERIAL LAND SURVEYING, INC.</b> 25 POND PHARMACY E-WALK, SUITE 200 • 400 E. MAIN ST. WESTPORT, MA 01886	
	DISTRICT: 32200 LOT: 0004.00 & BLOCK: 03.00 SECTION: 450.000	
<b>MAP FILE NO.:</b> N/A	<b>MAP OF:</b> "Not on filed subdivision map"	<b>TITLE NO.:</b> N/A
<b>MAP FILED DATE:</b> N/A	<b>COUNTY TAX MAP ID:</b> 0200-11000-0300-008000	<b>SITUATION:</b> AT EAST SEWERLINE, TOWN OF BROOKHAVEN
<b>SUBDIVISION MAP LOT &amp; BLOCK #S:</b> N/A	<b>CERTIFIED TO</b>  TBD	

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# RETAILER MAP

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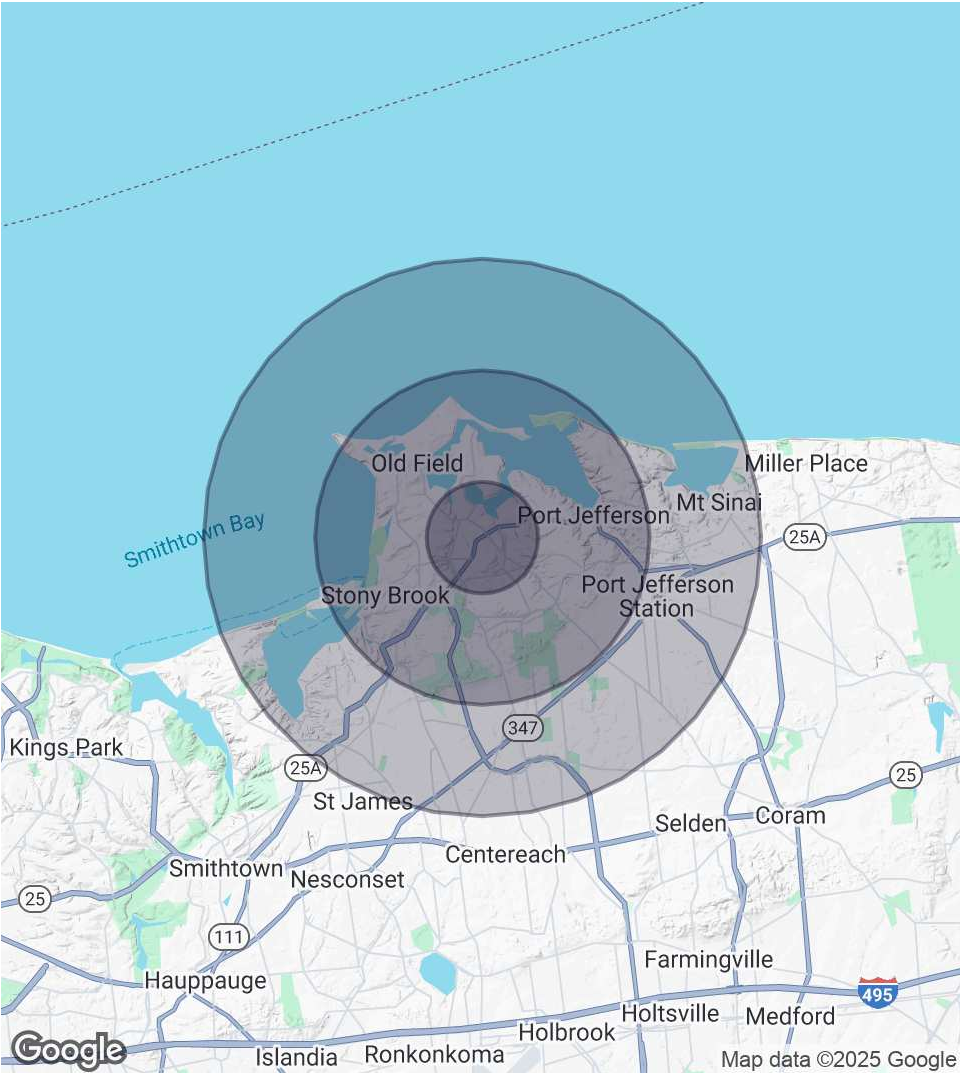
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# DEMOGRAPHICS MAP & REPORT

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### 1 Mile Radius

**Population**  
4,428 -  
**Households**  
1,529 -  
**Average HH Income**  
\$251,106

### 3 Miles Radius

**Population**  
46,476 -  
**Households**  
12,688 -  
**Average HH Income**  
\$194,820

### 5 Miles Radius

**Population**  
108,096  
**Households**  
33,988  
**Average HH Income**  
\$182,661

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## **We Are Commercial Real Estate**

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.